

DAMAGE ASSESSMENT FORM

Building Name STRANO RESIDENCEAddress 24830 S.W. 187 AVECity (or Vicinity) and County HOMESTEAD, FL REEDLAND DIST. DADEOwner VITO & LORENE STRANODate of Construction 1925 Folio No. _____

Primary Use

Residential (1-2 units) Residential 3+ units) Office Building School
 Commercial Mixed Church Lodge
 Industrial/Warehouse Hotel/Motel Bank Other

Description

Freestanding Row No. of Stories 1
 Basement Attic No. Chimney(s) 1
 Electrical System _____

Construction Type

Masonry Bearing Wall Veneer/Steel Frame Wood Frame Concrete
 Veneer/Concrete Frame Concrete Unit Other _____

Surface Covering

Stucco Wood Siding (lap/other) Stone
 Other Roof _____

Foundation

Concrete Slab Block Limestone Rubble Other RAISED ON PIERs. Unknown

Geological Natural of Site

Bedrock Soil/Sand Fill Other _____ Unknown

Historical Designation

National Register Local Local District State
 Dade County Historic Survey (Rating) 2 ARCH; 2 HIST None Unknown
2 CONT.

Failing Hazards

	Hazards	No Apparent Hazard	Unknown	Comments
Chimney(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>FALLEN IN HOUSE</u>
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>NET. COVERED W/DEBRIS</u>
Roof Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>ALL FALLEN. ONE ON PORCH</u>

Failing Hazards (Con't)

54380

Hazards	No Apparent Hazard	Unknown	Comments
Parapet/Cornice	[]	[]	[X]
Ornamentation	[]	[]	[X]
Other	[]	[]	[]

Fire Hazards

Electrical	<i>exposed wire</i> well to earth <i>open end boxes</i>	Debris	[] Gas	<i>need to check</i>
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Damage Observations

Rating Scale
None (0%) 0
Slight (1-10%) 1
Moderate (11-40%) 2-3-4

Severe (41-60%) 5
Total (over 60%) 6
Not Observed: NO
Not Applicable: NA

	%	Comments
Exterior Walls	<u>20</u>	<i>mainly tile covering</i>
Frame (General Condition)	<u>10</u>	
Frame Members	<u>10</u>	
Frame Connections	<u>10</u>	
Roof Framing	<u>90</u>	
Roof Covering	<u>100</u>	
Foundation	—	
Chimney(s)	100	<i>fireplace</i> was <i>still O.K.</i>
Doors	<u>10</u>	
Windows and Shutters	<u>10</u>	<i>glass damage?</i>
Porch	<u>100</u>	
Downspouts and Gutters	<u>NA</u>	
Interior Bearing/Shear Walls	<u>10</u>	
Partitions (Nonbearing)	<u>10</u>	
Floor(s)	—	
Stair(s)	—	
Glass	<u>20</u>	
Mechanical Equipment	<u>50</u>	
Electrical Equipment	<u>90</u>	
Garden and Trees	<u>100</u>	
Fences and Garden Walls	<u>90</u>	
Walkways and Sidewalks	—	
Other:	—	
Total Damage	<u>50%</u>	

Overall Structural Assessment

No Damage or Easily Repairable
 Damage Repairable
 Damage Will Require Massive Repair/Reconstruction

Recommendations for Further Inspection Remove all wet carpet to prevent deterioration of wood flooring. Remove linoleum in kitchen to inspect wood below.

Recommendations for Immediate Actions TARP for WATER DAMAGE. SPECIFICALLY PROTECT WOOD TRIM IN TWO MAIN ROOMS. ONE ROOM WITH CEILING IN-PLACE - STABILIZE UNDERCEILING WITH PLYWOOD. TARP ABOVE. SALVAGE MATERIAL COULD BE STORED HERE.

Recommendations for Future Repair Work COMPLETELY NEW ROOF. HISTORICALLY NON-COMFORMING RENOVATIONS TO BE REVERSED, I.E. INTERIOR PANTRY IN KITCHEN & LIVING.

Recommendations for Immediate Stabilization ONE ROOM WITH CEILING IN-PLACE. KNEE WALL OF EXTERIOR PORCH. REAR EXTERIOR WALL BOWS OUT.

Salvageable Materials

Wood siding (lap, other) Structural members (Dade County Pine)
 Fixtures/hardware Other _____

FRENCH DOORS INTACT ON EXTERIOR, INTERIOR CASINGS
Masonry brick fireplace intact (chimney destroyed.)
Salvageable kitchen cabinets (metal). Folding awning.
Non-original carpet intact.

Landscape Assessment

Site Sketch:

(Significant landscape features, large old trees, (standing/down) walls, paths, groves (type)).

sour orange

0 0 0

olive

mango

o
mango

orange (small)

grapefruit

lime

o line

Avocado

6

grapefruit

Avocado

0

A hand-drawn sketch of a rectangular frame with a vertical line inside, suggesting a window or doorway.

o
avocado

o grapefruit

O, Avocados

0

SW 187 Ave

Comments:

- Extensive collection of fruit trees, esp. grapefruit, sour orange, avocado
- it looks as if avocado trees had been cut in the past and have regenerated, so the trees that are standing may be saved if trimmed.

Inspector(s) Alisa Block Agency/Team UM/Hist. Preserv. Date
Photographs or Video (Roll and Numbers)